

Draft Meeting Minutes

REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, June 2, 2011
7:00 p.m.

1. CONVENE: 7:04 p.m.
2. ROLL CALL: Chair Owens, Vice Chair Rauk, Board Members Hoffman, Jasper, and Lynch
3. MINUTES:

Meeting of March 3, 2011. Moved by board member Lynch, seconded by Vice-Chair Rauk. Approved as amended (5-0).

Special Meeting of March 26, 2011 Moved by Chair Owens, seconded by board member Hofman. Approved (5-0).

Meeting of April 7, 2011 Moved by board member Hofman, seconded by Vice-Chair Rauk. Approved as amended (5-0).

Meeting of May 5, 2011 (Pending)
4. AGENDA CHANGES AND DISCUSSIONS: None.
5. ORAL COMMUNICATIONS: None.
6. WRITTEN COMMUNICATIONS: None.
7. REGULAR AGENDA ITEMS:
 - 7-A **Certificate of Approval – PLN11-0140 – Matt Lovering – 1350 & 1352 Broadway** The applicant requests approval for the demolition of more than 30% of the value of a pre-1942 single-family dwelling.

Ms. Simone Wolter, staff, presented the project.

Chair Owens asked why the board would not review the design of the structure. He commented that in the past the board reviewed them.

Staff explained that design reviews fall under the purview of the planning staff, and not the Historical Advisory Board. However, she presented the existing and proposed elevations.

Chair Owens asked for clarification on the type and style of the window and siding and whether the design would match the historic structure.

Board member Lynch asked if changes would occur on the front of the building.

Staff confirmed that changes would only occur in the rear of the structure.

Chair Owens moved, seconded by board member Hoffman, to approve the project as amended. Approved (5-0).

7-B Accept Historic Resource Evaluation and Structure Report for Historic Fire Station at City Hall. The Board is asked to accept the report evaluating reuse feasibility of the historic fire station located behind City Hall at 2263 Santa Clara Avenue.

Mr. Michael Garavaglia, Principal, introduced the project.

Ms. Becky Urbano, Garavaglia Architecture Inc. Preservation Services Manager presented the current conditions of the structure and re-use findings as contained in the draft core historic structure report.

The board thanked Ms Urbano for the presentation.

Chair Owens asked who is responsible for the building maintenance.

Staff explained that Public Works is responsible for the maintenance of the structure and that given the financial situation of the General Fund, maintenance would likely have to be deferred to a future date unknown.

Ms. Urbano explained that adding rain gutters, downspouts and unclogging the existing downspouts would alleviate constant dampness in the building.

Chair Owens asked for clarification of the copper roof and whether there were leaks.

Ms. Urbano explained that active ponding is the most serious maintenance issue although the roof itself appears to not have any leaks at this time.

Mr. Garavaglia pointed out that leasing the property may allow for funds to pay for rehabilitation and maintenance.

Board member Lynch asked whether it was on the Study List and whether the garage could obtain a street address. She also asked for clarification on the material of the cornice.

Staff explained that it currently was not on the list and explained that the garage is located within the City Hall parcel and would return with information on the street address for the garage.

Ms. Urbano explained the manufacturing process of zinc cornices.

Board member Jasper commented on the evaluation and thanked Ms. Urbano for the presentation.

Vice-Chair Rauk stated that the board should recommend to City Council to include a line item in next year's budget to allow for maintenance on the structure.

The board members supported that idea.

Chair Owens asked what would have to occur should repointing of the brick be necessary.

Ms. Urbano recommended conducting a mortar sample which may cost \$800 to \$1500, which could then assess the appropriate mortar mix.

Chair Owens commented on the Historic Preservation Element and stated that the native Indians were Ohlone, not Coastal Miwoks. He requested that this be corrected when the Element is updated. He also asked for guidance on how to transmit the board's concerns about the deferred maintenance to the Public Works Department and City Council.

Staff suggested adding this discussion to the next agenda, passing a resolution regarding this topic, which can then be forwarded to the City Council for consideration.

The board agreed to this suggestion. No action was taken on this item, except to accept the report.

7-C Vote to add Structures and Appurtenances at NAS to the City of Alameda Historic Study List.

Chair Owens opened the public comment period.

Mr. Dick Rutter described the rehabilitation efforts for the A-4 plane. He supported the additions of all items to the Study List.

Chair Owens asked who owns the jet planes.

Mr. Rutter explained that the planes and anchors belong to the Navy but are in City custody.

Chair Owens closed the public comment period.

Board member Hoffman asked whether property, such as the anchors and planes, instead of buildings could be placed on the Study List, whether that was legally feasible.

The board members thought that it was.

The board discussed the resolution and split voting on the items to separately discuss the inclusion of the ARMCO huts on the Study List.

Chair Owens suggested amending the resolution to separately identify the National Register Historic District opposed to the Local Historic District.

Board member Lynch moved to add buildings 194 and 273 to the Historic Study List, seconded by Jasper to approve the resolution as amended. Motion passes (3-2).

Board member Vice-Chair Rauk moved to add the remaining appurtenances and buildings to the Historic Study List, seconded by Jasper to approve the resolution as amended. Motion passes (5-0).

Staff promised to provide a revised and updated study list at the August hearing.

7-D Discussion on Participation in 2012 California Preservation Conference.

This item entails a discussion on the potential involvement of the HAB with the Preservation Conference that will be hosted in Oakland in spring 2012.

Chair Owens announced when the next meeting of the California Preservation Conference subcommittee meeting would occur.

Board member Jasper volunteered to attend the meeting.

8. BOARD COMMUNICATIONS:

Board member Lynch volunteered to attend the Alameda Architectural Preservation Plaque Action Committee meetings.

Board member Lynch announced the next Lecture Series by the Alameda Museum on A.W. Padiani on June 30th, 2011.

Chair Owens summarized the Endangered Buildings nomination event in Oakland. Display boards showing the nominated buildings are shown at the AIA offices in Oakland.

Chair Owens asked for clarification on the ordinance language that outlines that fees and penalties should be dispersed into a Historic Preservation funds available.

Chair Owens stated that the Historic Preservation Ordinance subcommittee would meet soon to discuss the proposed draft ordinance that had been developed by staff.

9. STAFF COMMUNICATIONS: None.

10. ADJOURNMENT: 8:37 p.m.